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TRANSFER
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37-148

WARRANTY DEED

We, **JOHN A. JOHNSON** and **GAIL M. JOHNSON**, husband and wife, of Waterville, in the County of Kennebec and the State of Maine

For consideration paid,

030052

grant to **JOAN M. DOUCETTE**, of Augusta, in the County of Kennebec and the State of Maine,

whose mailing address is: 204 Mount Vernon Ave., Augusta, ME 04330

with **WARRANTY COVENANTS**:

Certain lots or parcels of land situated in **WATERVILLE**, in the County of Kennebec and the State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land situated on Hughey Street, and being two lots number four hundred fifteen (415) and four hundred sixteen (416), and also two lots numbered three hundred ninety-eight (398) and three hundred ninety-nine (399) according to a plan of lots known as Cool Street Heights Annex, belonging to A. W. Hutchinson Land Co., Inc., said plan being made by Ernest W. Branch, Civil Engineer, July 5, 1923, recorded in Kennebec Registry of Deeds in Portfolio. Each lot measured thirty (30) feet on Hughey Street (as to Lots 415 and 416) and thirty (30) feet on Yeaton Street (as to Lots 398 and 399), has a depth of one hundred (100) feet and contains three thousand (3000) square feet, more or less, according to said plan.

This property is subject to the same restrictions as are recited in the deed from Emanuel J. Tremblay et al. to Wayne B. and Eleanor R. Still, dated January 25, 1952 recorded in Kennebec Registry of Deeds Book 920 Page 359.

Also another parcel in said Waterville, Maine described as follows:

Beginning at steel pin set in the line of Hughey Street at the southeast corner of land now or formerly owned by Roger and Theresa LaBrecque (said LaBrecque's deed is recorded in Kennebec Registry of Deeds Book 2941 Page 150) and at the southwest corner of Lot #457 as delineated on a plan entitled "Cool Street Heights Annex" dated July 5, 1923 and recorded in said Registry of Deeds; thence north twelve degrees forty-six minutes four seconds east (N12 degree. 46' 04" E) along land of said LaBrecque for fifty-six and four hundredths (56.04) feet to a steel pin set in the southerly line of said LaBrecque; thence South seventy-seven degrees thirty-one minutes zero seconds East (S 77 degree. 31' 00"E) along the southerly line of said LaBrecque and the southerly line of land now or formerly owned by Green Acres, Inc., (said Green Acres, Inc.'s deed is recorded in Book 4444 Page 204) for ninety and zero hundredths (90.00) feet to a steel pin set at the middle point of the northerly

Joan M. Doucette
67 Yeaton St.
Augusta, ME 04330

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line of lot #456 as delineated on the above-mentioned plan; thence south twelve degrees forty-six minutes one second West (S 12 degree. 46'01 W) along the middle of Lot #456 for fifty-six and twenty-six hundredths (56.26) feet to a steel pin set at the middle point of Lot #456 in the northerly line of Huguey Street; thence North seventy-seven degrees twenty-two minutes thirty-five seconds West (N 77 degr. 22' 35"W) along the northerly line of Huguey Street for ninety and zero hundredths (90.00) feet, more or less, to a steel pin and the point of beginning.
Bearings referred to are in relation to True North derived from Solar observation by Rowe and Wendell on March 17, 1983.
Steel pin referred to as set are 5/8" rebar with surveyors identification cap #2071.
Meaning and intending to describe a parcel of land containing zero and eleven hundredths (0.11) acres, more or less.

Meaning and intending to convey the same premises described in a quitclaim deed from John A. Johnson to Gail M. Johnson and John A. Johnson dated November 7, 1997 and recorded November 13, 1997 in Kennebec Registry of Deeds Book 5496 Page 15.

AND, also hereby conveying by quitclaim covenants, a certain lot or parcel of land situated in said **WATERVILLE**, in the State of Maine, bounded and described as follows, to wit: all the rights in that portion of Huguey Street which abuts the above described parcels according to a plan of lots known as Cool Street Heights Annex, belonging to A. W. Hutchinson Land Co., Inc., said plan being made by Ernest W. Branch, Civil Engineer, July 5, 1923, recorded in Kennebec Registry of Deeds Plan Book 8 Page 73 which the herein grantors may have acquired by statute in Order No. 34-1997 adopted by the Waterville City Council dated December 3, 1997, a copy of which is attached to this conveyance as Schedule "A".

WITNESS our hands and seals this 11th day of Oct. 2001.

<u>Barbara M. Harvey</u>	<u>John A. Johnson</u>
Witness	JOHN A. JOHNSON
<u>Barbara M. Harvey</u>	<u>Gail M. Johnson</u>
Witness	GAIL M. JOHNSON

STATE OF MAINE, Kennebec, ss. _____, 2001
Then personally appeared the above named **JOHN A. JOHNSON** and **GAIL M. JOHNSON**, and acknowledged the foregoing instrument to be their free act and deed.
Before me,

Barbara M. Harvey

Notary Public (Print Name)

BARBARA M. HARVEY
Notary Public, Maine
My Commission Expires August 9, 2008

RECEIVED KENNEBEC SS.

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